



Pratibha M. Jadhav-Pawar
B.A. LL.B.

ADVOCATE HIGH COURT

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Date: 29/01/2016

SEARCH REPORT

Concern for my client **M/s. LAKHANI MEGA STRUCTURE LLP**, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932 and having its registered address at – Office No. 1801, Satra Plaza, Sector 19D, Vashi, Navi Mumbai : 400 703, consisting of Three (3) partners namely **1) SHRI. VIJAYKUMAR LAKHANI, 2) SHRI. JETHANAND JAGWANI**, both adults, Indian inhabitants and **3) M/s. LAKHANI BUILDERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, Through its Director Shri. Sunny Lakhani, I have taken search of the property being piece & parcel of land **Plot No. 79, Sector – 18(part), situated in Ulwe Node, Taluka Panvel and District Raigad**, admeasuring about **1349.38 Sq. Mtrs.**, within the limits of the Sub-Registrar Panvel by making application to the Sub Registrar Office, Panvel by Receipt No. 1435/2016, dated 28/01/2016 of 9 years i.e. 2008 to 2016 in respect of the above said Property, which is detailed as under :

I did not find any adverse entry regarding conveyance or any other transaction whatsoever nature in respect of the above-mentioned property.

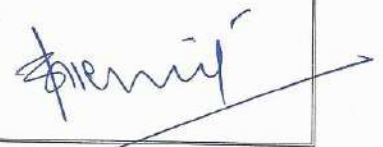
<u>YEAR</u>	<u>TRANSACTION</u>
2008	1) AGREEMENT TO LEASE dated 13 th of June 2008 was executed between City and Industrial Development Corporation through its Chief Land & Survey Officer as the CORPORATION of One Part and SMT. LAXMIBAI NARHARI DESHMUKH and SMT.

LATA NARHARI DESHMUKH, as "THE ORIGINAL LICENSEES" of the Other Part of Plot No. 79, Sector 18(part), situated at Village Ulwe, Tal. Panvel, Dist. Raigad, admeasuring about 1349.38 Sq. Mtrs. The same was registered before the Sub-Registrar of Assurances at Uran vide its Registration Receipt No. 4899 under Document Registration Serial No. **URAN-04630-2008** dated **13/06/2008**.

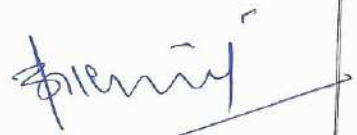
2) TRIPARTITE AGREEMENT dated **30th of June 2008** was executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION as the Corporation of the First Part, SMT. LAXMIBAI NARHARI DESHMUKH and SMT. LATA NARHARI DESHMUKH as 'THE ORIGINAL LICENSEES' of the Second Part and M/s. KAMALNATH UNIVERSAL PRIVATE LIMITED as "THE NEW LICENSEES" of the Third Part in respect of the said Plot. The same was duly registered before the Sub-Registrar of Assurances at Uran vide its Registration Receipt No. **5322** under document Registration Serial No. **URAN-05048-2008** dated **30/06/2008**.

2009 **NIL**

2010 **TRIPARTITE AGREEMENT** dated **12th of August 2010** was executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION as the Corporation of the First Part, M/s. KAMALNATH UNIVERSAL PRIVATE LIMITED as 'THE NEW LICENSEES' of the Second Part and SHRI. JAYWANT KASHINATH PATIL as "THE SUBSEQUENT LICENSEE" of the Third Part in respect of the said Plot. The same was duly registered before the Sub-Registrar of Assurances at Panvel vide its Registration Receipt No. **8540** under document Registration Serial No. **URAN-08173-2010** dated **16/08/2010**



2011	NIL
2012	NIL
2013	NIL
2014	DEVELOPMENT AGREEMENT dated 29TH December 2014 was executed between SHRI. JAYWANT KASHINATH PATIL, being the "Owner" therein and M/s. LAKHANI MEGA STRUCTURE LLP through its Partner M/s. Lakhani Builders Pvt. Ltd.'s authorized Director Shri Sunny Vijay Lakhani being the Developers therein. The same was registered before the Sub-Registrar of Assurances Panvel-2 under Registration Receipt No. 10042 and Document Serial No. PVL-2-9704-2014 dated 30/12/2014.
2015	TRIPARTITE AGREEMENT dated 10th of April 2015 was executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION as the Corporation of the First Part, SHRI. JAYWANT KASHINATH PATIL as 'THE SECOND NEW LICENSEE' of the Second Part and M/s. LAKHANI MEGA STRUCTURE LLP through its Partners, M/s. LAKHANI BUILDERS PRIVATE LIMITED Through its Director SHRI. SUNNY VIJAY LAKHANI as "THE SUBSEQUENT NEW LICENSEE" of the Third Part in respect of the said Plot. The same was duly registered before the Sub-Registrar of Assurances at Panvel vide its Registration Receipt No. 3301 under document Registration Serial No. PVL2/3160/2015 dtd. 10/04/2015.
2016	SUPPLEMENTARY AGREEMENT dated 27/01/2016 was executed between M/s. LAKHANI MEGA STRUCTURE LLP and the Second New Licensee i.e. SHRI. JAYWANT KASHINATH PATIL, which was duly registered before the Sub-Registrar of



Assurances Panvel under Registration Receipt No. 1314 and
Document Serial No. PVL3/909/2016 dated 27/01/2016.

And I have to report and certify as under:

As looking at the records and after confirming and investigating the title I am of the opinion **M/s. LAKHANI MEGA STRUCTURE LLP**, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, consisting of Three (3) partners namely **1) SHRI. VIJAYKUMAR LAKHANI**, **2) SHRI. JETHANAND JAGWANI**, both adults, Indian inhabitants and **3) M/s. LAKHANI BUILDERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, Through its Director Shri. Sunny Lakhani, is entitled to develop the said property and as per my search the title of the said Property is clear, marketable and free from all encumbrances.

SEARCH TAKEN BY



(PRATIBHA M. JADHAV)
ADVOCATE

Date: 29/01/2016

Place: CBD Belapur, Navi Mumbai.